HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

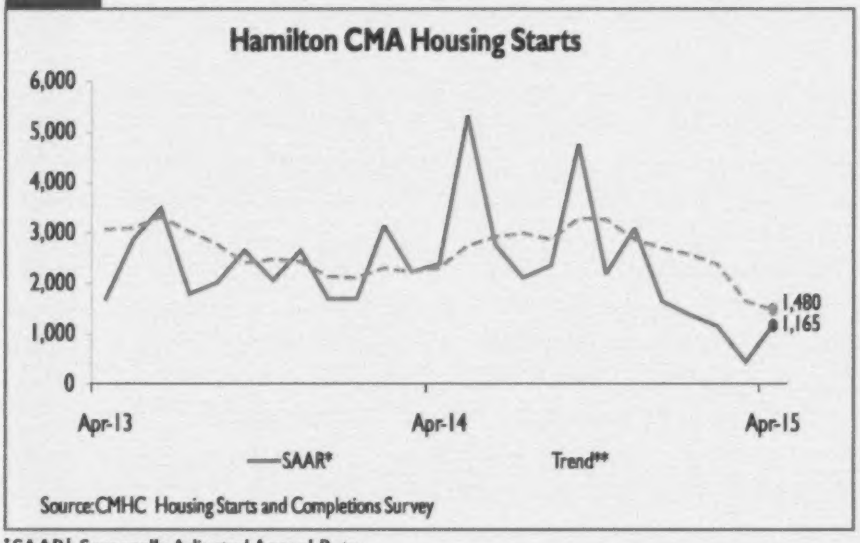
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2015

Highlights

- The trend in Hamilton CMA total housing starts was down.
- Fewer multi-unit housing starts mainly due to a rising number of unsold homes.
- Brantford CMA total housing starts trend was up.

Figure 1



*SAAR[1]: Seasonally Adjusted Annual Rate.
**Trend: Six-month moving average of the SAAR

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Hamilton CMA Total Housing Starts Trending Down

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending down at 1,480 units in April compared to 1,649 units in March. The trend is a six month moving average of the monthly seasonally adjusted annual rate (SAAR) of housing starts. This month's decline in the trend measure of housing starts was mainly due to a rising number of completed and unsold townhouses. Some builders scaled back activity in reaction to a high inventory level. However, warmer temperatures and a pickup in demand during the busy spring season will help absorb the current inventory. Home ownership affordability remained favourable, as the area continued to attract buyers from the Greater Toronto Area (GTA) where home prices continue to trend higher. As of April 2015, the average home price gap between Toronto and Hamilton was wide enough to encourage some buyers to move to Hamilton, particularly first-time buyers who are typically price sensitive

The standalone monthly SAAR of housing starts was 1,165 units in April, up from 452 units in March, following four consecutive monthly declines. This month's increase in the SAAR measure of housing starts was mostly due to a rebound in single-detached housing starts in the City of Hamilton.

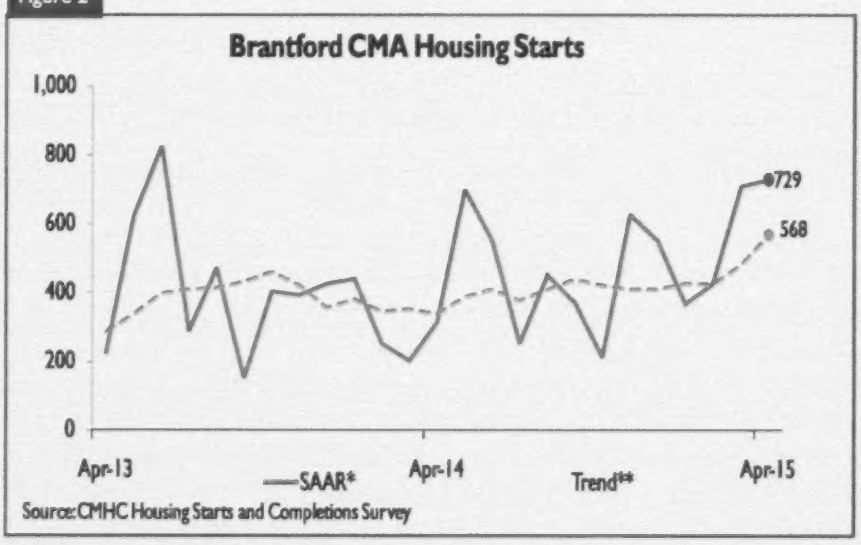
Existing home sales increased by seven per cent in April compared to March, on a seasonally adjusted basis. The number of sales grew faster than the number of new listings in April, pushing up the sales-to-new-listings ratio to 76 per cent from 71 per cent in March. The April increase in existing home sales was more prevalent in the lower price ranges; an indication there was more first-time buyer demand. Consequently, the average existing home price was down marginally in April compared to March, on a seasonally adjusted basis. On a year-over-year basis however, the average existing home price was up eight per cent in April 2015 compared to the same month a year earlier.

According to Statistics Canada labour force survey data, employment in Hamilton was up 0.6 per cent in April compared to March, on a seasonally adjusted basis. The unemployment rate declined to 5.2 per cent, the lowest since August 2008. Strong employment growth will continue to support home sales.

Brantford CMA Total Housing Starts Trending Up

Housing starts in the Brantford Census Metropolitan Area (CMA) were trending up at 568 units in April compared to 482 units in March. This month's increase in the trend measure of total housing starts reflected a high number of single-detached housing starts and a rebound in townhouse construction. Move-up buyers from more expensive neighbouring municipalities continued to support single-detached housing demand in Brantford. Meanwhile, strengthening employment among the 25 to 44 age group supported the demand for townhouses. More specifically, employment among the 25 to 44 age group has been trending higher since September 2014, on a year-over-year basis. This age group has a higher concentration of first-time buyers, who tend to be more price-sensitive than other buyers. New townhouses are generally more affordable than new single-detached dwellings. The standalone monthly SAAR was 729 units in April, up from 710 units in March. Similar to the trend measure, the April increase in the SAAR measure of housing starts reflected continued strength in single-detached housing construction and a rebound in townhouse starts.

Figure 2

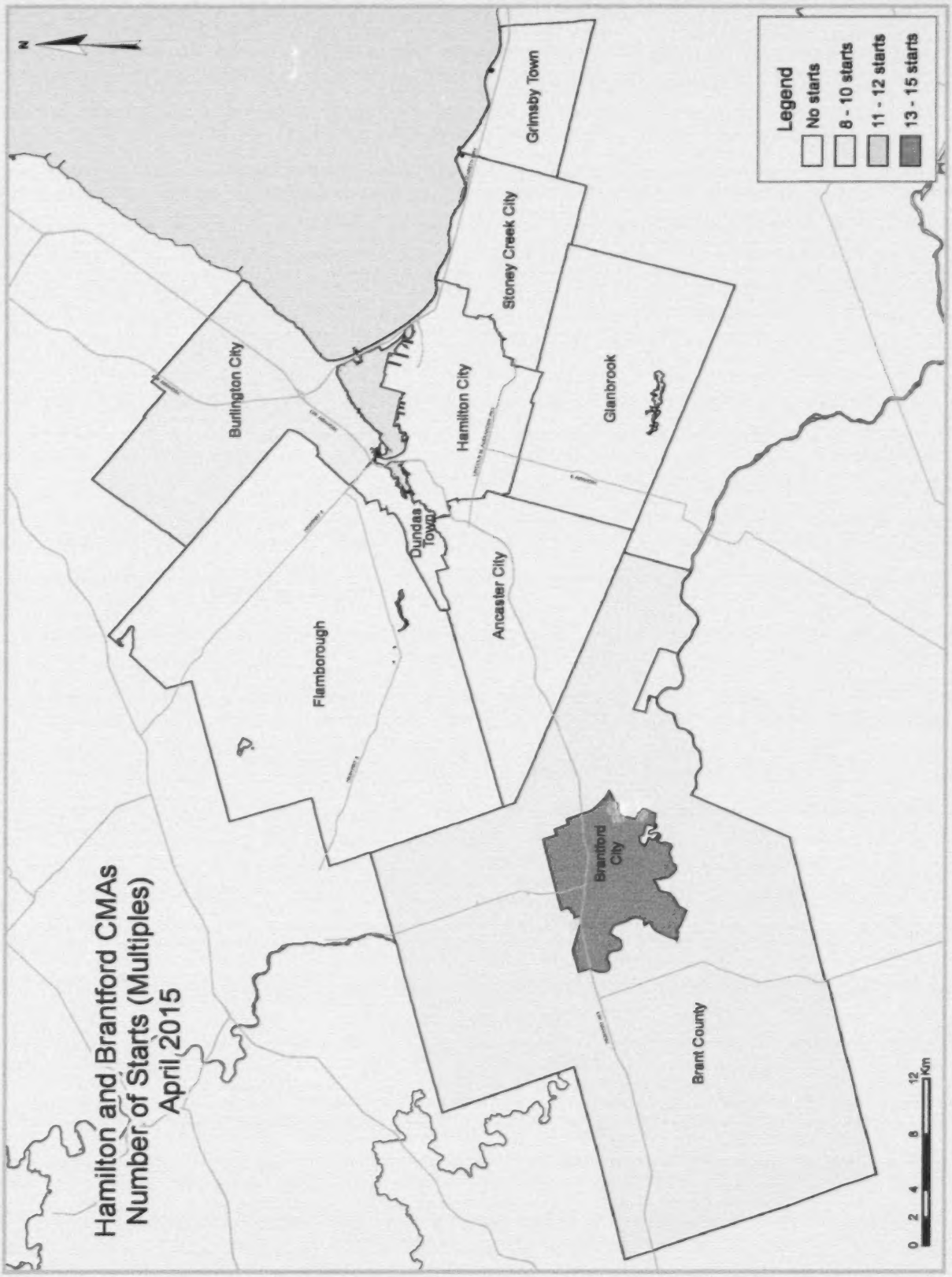


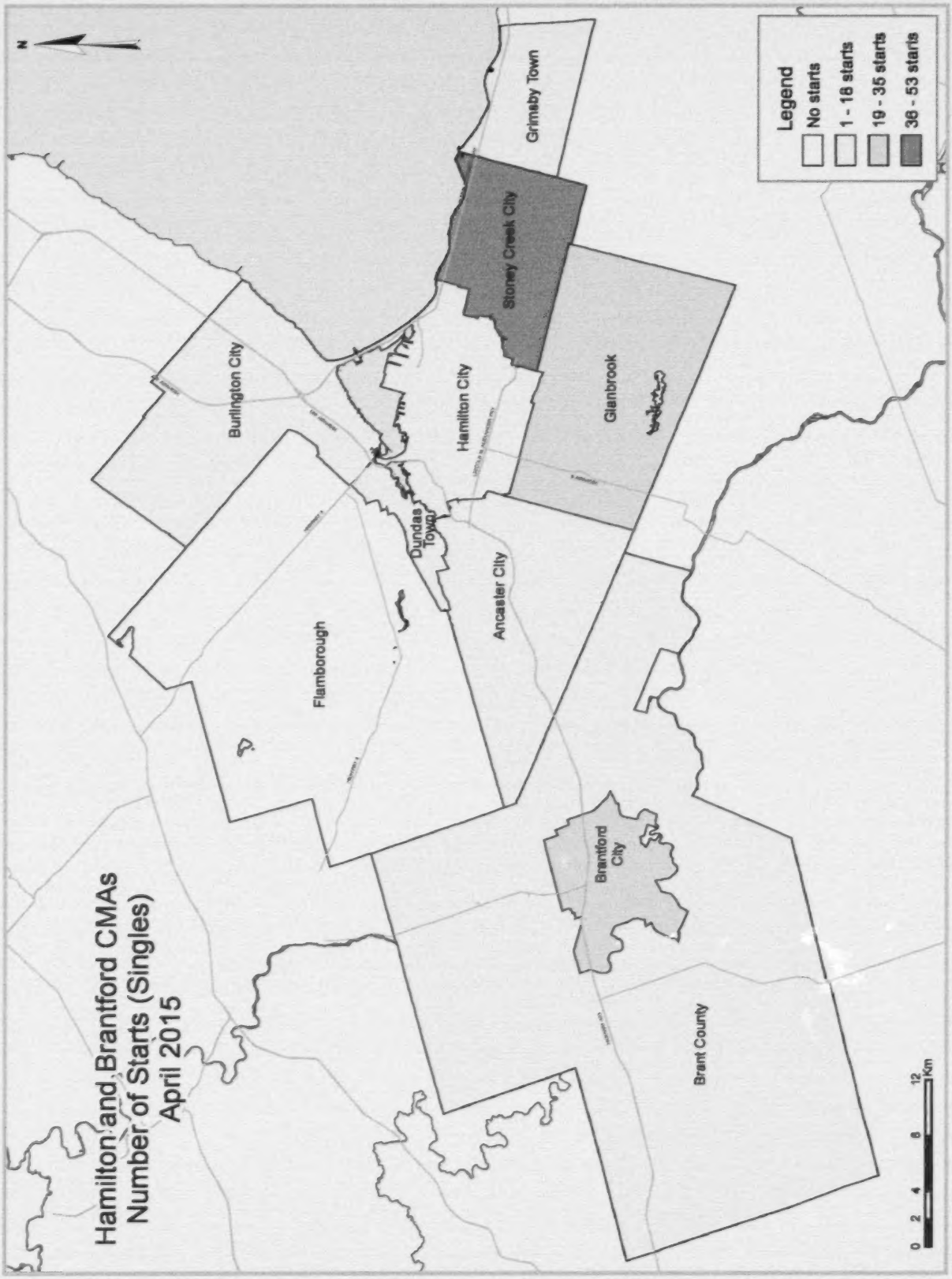
Source: CMHC Housing Starts and Completions Survey

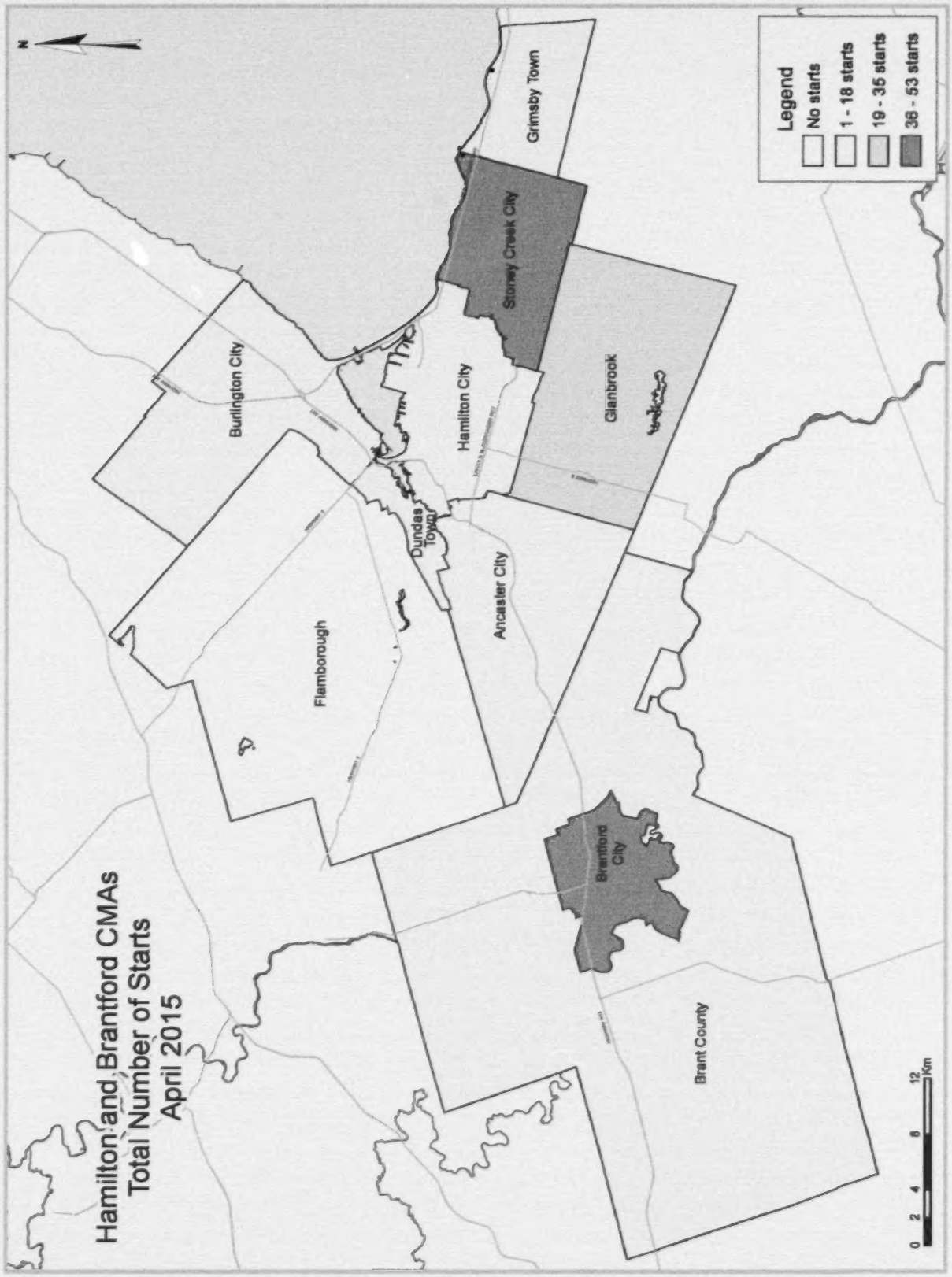
* SAAR: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

On a seasonally adjusted basis, Brantford's existing home sales increased by 34 per cent in April compared to March, according to data from the Brantford Regional Real Estate Association. Conversely, the number of new listings was down 18 per cent in April, pushing up the sales-to-new-listings ratio to 99 per cent from 61 per cent in March. This month marked the highest reading of the sales-to-new-listings ratio on record. The average existing home price was up 13 per cent in April compared to March, reflecting the tight market conditions.

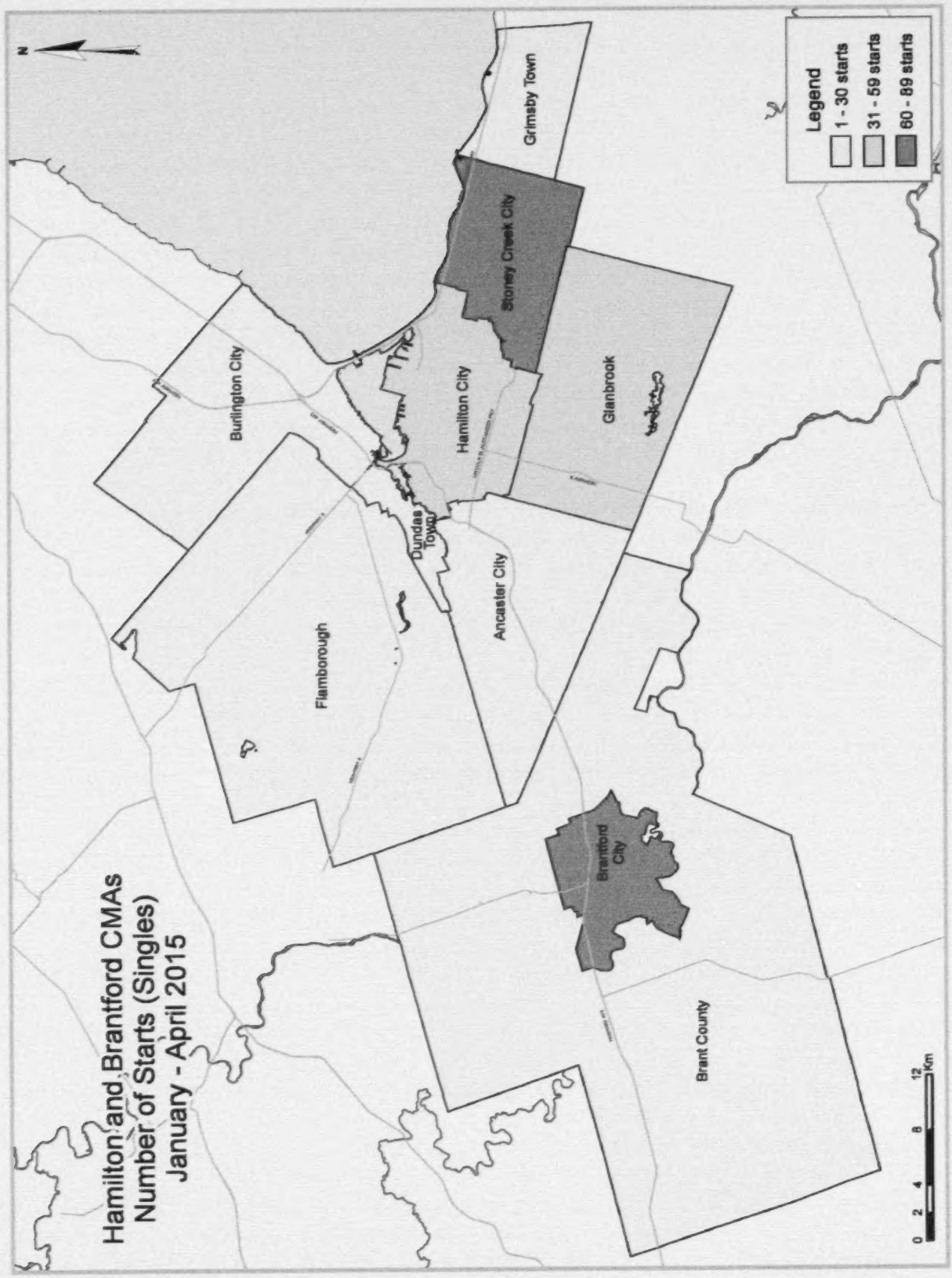
Following six consecutive monthly increases, total employment in Brantford was down 1.1 per cent in April compared to March, on a seasonally adjusted basis. Although total employment eased in April, this had little impact on either starts or sales. Changes in employment only affect housing demand after a lag of three to six months, and despite the decline in April, employment remained at a relatively high level after the strong growth through fourth quarter of 2014.


Hamilton and Brantford CMAs
Number of Starts (Multiples)
April 2015
N
Legend
No starts
8 - 10 starts
11 - 12 starts
13 - 15 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
April 2015
N
Legend
No starts
1 - 18 starts
19 - 35 starts
36 - 53 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
April 2015
N
Legend
No starts
1 - 18 starts
19 - 35 starts
36 - 53 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - April 2015
N
Legend
No starts
2 - 10 starts
11 - 19 starts
20 - 28 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - April 2015
N
Legend
1 - 30 starts
31 - 59 starts
60 - 89 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
January - April 2015
N
Legend
1 - 39 starts
40 - 78 starts
79 - 117 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) April 2015		
Hamilton CMA[1]	March 2015	April 2015
Trend[2]	1,649	1,480
SAAR	452	1,165
	April 2014	April 2015
Actual		
April - Single-Detached	107	103
April - Multiples	103	8
April - Total	210	111
January to April - Single-Detached	285	236
January to April - Multiples	426	38
January to April - Total	711	274

Table 1b: Housing Starts (SAAR and Trend) April 2015		
Brantford CMA[1]	March 2015	April 2015
Trend[2]	482	568
SAAR	710	729
	April 2014	April 2015
Actual		
April - Single-Detached	21	36
April - Multiples	6	25
April - Total	27	61
January to April - Single-Detached	53	95
January to April - Multiples	19	37
January to April - Total	72	132

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	103	0	0	0	8	0	0	0	111
April 2014	105	0	30	2	19	54	0	0	210
% Change	-1.9	n/a	-100.0	-100.0	-57.9	-100.0	n/a	n/a	-47.1
Year-to-date 2015	234	2	12	2	22	0	2	0	274
Year-to-date 2014	282	2	217	3	47	87	0	73	711
% Change	-17.0	0.0	-94.5	-33.3	-53.2	-100.0	n/a	-100.0	-61.5
UNDER CONSTRUCTION									
April 2015	551	72	447	6	144	402	146	396	2,164
April 2014	566	46	423	5	238	760	182	430	2,650
% Change	-2.7	56.5	5.7	20.0	-39.5	-47.1	-19.8	-7.9	-18.3
COMPLETIONS									
April 2015	78	0	4	0	0	0	0	0	82
April 2014	71	16	25	0	9	0	0	2	123
% Change	9.9	-100.0	-84.0	n/a	-100.0	n/a	n/a	-100.0	-33.3
Year-to-date 2015	352	30	183	0	88	138	38	0	829
Year-to-date 2014	335	42	148	8	52	0	0	2	587
% Change	5.1	-28.6	23.6	-100.0	69.2	n/a	n/a	-100.0	41.2
COMPLETED & NOT ABSORBED									
April 2015	56	0	42	0	15	17	n/a	n/a	130
April 2014	64	20	3	3	5	0	n/a	n/a	95
% Change	-12.5	-100.0	**	-100.0	200.0	n/a	n/a	n/a	36.8
ABSORBED									
April 2015	73	0	4	2	0	0	n/a	n/a	79
April 2014	80	2	25	0	11	0	n/a	n/a	118
% Change	-8.8	-100.0	-84.0	n/a	-100.0	n/a	n/a	n/a	-33.1
Year-to-date 2015	359	31	155	2	78	124	n/a	n/a	749
Year-to-date 2014	342	28	148	7	54	0	n/a	n/a	579
% Change	5.0	10.7	4.7	-71.4	44.4	n/a	n/a	n/a	29.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	36	0	25	0	0	0	0	0	61
April 2014	18	0	0	3	0	0	0	6	27
% Change	100.0	n/a	n/a	-100.0	n/a	n/a	n/a	-100.0	125.9
Year-to-date 2015	94	0	25	1	12	0	0	0	132
Year-to-date 2014	50	0	5	3	0	0	8	6	72
% Change	88.0	n/a	**	-66.7	n/a	n/a	-100.0	-100.0	83.3
UNDER CONSTRUCTION									
April 2015	170	2	25	4	37	0	0	60	298
April 2014	153	6	24	3	44	0	8	6	244
% Change	11.1	-66.7	4.2	33.3	-15.9	n/a	-100.0	**	22.1
COMPLETIONS									
April 2015	14	0	0	1	0	0	0	0	15
April 2014	17	0	0	0	9	0	0	0	26
% Change	-17.6	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-42.3
Year-to-date 2015	68	2	11	2	18	0	3	0	104
Year-to-date 2014	61	4	10	0	18	0	0	0	93
% Change	11.5	-50.0	10.0	n/a	0.0	n/a	n/a	n/a	11.8
COMPLETED & NOT ABSORBED									
April 2015	14	2	1	1	7	0	n/a	n/a	25
April 2014	16	0	8	0	17	0	n/a	n/a	41
% Change	-12.5	n/a	-87.5	n/a	-58.8	n/a	n/a	n/a	-39.0
ABSORBED									
April 2015	19	0	0	1	4	0	n/a	n/a	24
April 2014	17	0	0	0	9	0	n/a	n/a	26
% Change	11.8	n/a	n/a	n/a	-55.6	n/a	n/a	n/a	-7.7
Year-to-date 2015	81	0	10	2	21	0	n/a	n/a	117
Year-to-date 2014	71	4	18	0	15	0	n/a	n/a	109
% Change	14.1	-100.0	-44.4	n/a	40.0	n/a	n/a	n/a	7.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
April 2015	99	0	0	0	0	0	0	0	99
April 2014	89	0	30	0	0	54	0	0	173
Former Hamilton City									
April 2015	10	0	0	0	0	0	0	0	10
April 2014	13	0	0	0	0	0	0	0	13
Stoney Creek City									
April 2015	53	0	0	0	0	0	0	0	53
April 2014	21	0	0	0	0	54	0	0	75
Ancaster City									
April 2015	11	0	0	0	0	0	0	0	11
April 2014	22	0	0	0	0	0	0	0	22
Dundas Town									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	1	0	0	0	0	0	0	0	1
Flamborough									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	2	0	8	0	0	0	0	0	10
Glanbrook									
April 2015	24	0	0	0	0	0	0	0	24
April 2014	30	0	22	0	0	0	0	0	52
City of Burlington									
April 2015	3	0	0	0	8	0	0	0	11
April 2014	4	0	0	0	9	0	0	0	13
Grimsby									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	12	0	0	2	10	0	0	0	24
Hamilton CMA									
April 2015	103	0	0	0	8	0	0	0	111
April 2014	105	0	30	2	19	54	0	0	210
Brant County									
April 2015	2	0	10	0	0	0	0	0	12
April 2014	8	0	0	3	0	0	0	0	11
Brantford City									
April 2015	34	0	15	0	0	0	0	0	49
April 2014	10	0	0	0	0	0	0	6	16
Brantford CMA									
April 2015	36	0	25	0	0	0	0	0	61
April 2014	18	0	0	3	0	0	0	6	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
April 2015	415	68	353	0	95	245	146	122	1,444
April 2014	435	32	314	1	131	291	182	123	1,509
Former Hamilton City									
April 2015	77	40	9	0	0	181	132	122	561
April 2014	92	24	88	0	25	195	168	123	715
Stoney Creek City									
April 2015	159	24	146	0	50	64	14	0	457
April 2014	71	6	9	0	14	54	14	0	168
Ancaster City									
April 2015	49	0	17	0	0	0	0	0	66
April 2014	107	0	6	1	0	39	0	0	153
Dundas Town									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	6	0	0	0	0	0	0	0	6
Flamborough									
April 2015	51	4	74	0	3	0	0	0	132
April 2014	46	0	46	0	28	3	0	0	123
Glanbrook									
April 2015	78	0	107	0	42	0	0	0	227
April 2014	113	2	165	0	64	0	0	0	344
City of Burlington									
April 2015	105	4	22	0	46	124	0	270	571
April 2014	68	14	8	0	46	436	0	307	879
Grimsby									
April 2015	31	0	72	6	3	33	0	4	149
April 2014	63	0	101	4	61	33	0	0	262
Hamilton CMA									
April 2015	551	72	447	6	144	402	146	396	2,164
April 2014	566	46	423	5	238	760	182	430	2,650
Brant County									
April 2015	25	2	10	4	4	0	0	0	45
April 2014	58	2	3	3	5	0	0	0	71
Brantford City									
April 2015	145	0	15	0	33	0	0	60	253
April 2014	95	4	21	0	39	0	8	6	173
Brantford CMA									
April 2015	170	2	25	4	37	0	0	60	298
April 2014	153	6	24	3	44	0	8	6	244

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
April 2015	46	0	0	0	0	0	0	0	46
April 2014	59	16	25	0	0	0	0	2	102
Former Hamilton City									
April 2015	11	0	0	0	0	0	0	0	11
April 2014	24	2	7	0	0	0	0	0	33
Stoney Creek City									
April 2015	15	0	0	0	0	0	0	0	15
April 2014	4	14	0	0	0	0	0	0	18
Ancaster City									
April 2015	6	0	0	0	0	0	0	0	6
April 2014	18	0	4	0	0	0	0	0	22
Dundas Town									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	0	0	0	0	0	0	0	0	0
Flamborough									
April 2015	10	0	0	0	0	0	0	0	10
April 2014	3	0	0	0	0	0	0	2	5
Glanbrook									
April 2015	3	0	0	0	0	0	0	0	3
April 2014	10	0	14	0	0	0	0	0	24
City of Burlington									
April 2015	5	0	4	0	0	0	0	0	9
April 2014	12	0	0	0	9	0	0	0	21
Grimsby									
April 2015	27	0	0	0	0	0	0	0	27
April 2014	0	0	0	0	0	0	0	0	0
Hamilton CMA									
April 2015	78	0	4	0	0	0	0	0	82
April 2014	71	16	25	0	9	0	0	2	123
Brant County									
April 2015	3	0	0	1	0	0	0	0	4
April 2014	7	0	0	0	9	0	0	0	16
Brantford City									
April 2015	11	0	0	0	0	0	0	0	11
April 2014	10	0	0	0	0	0	0	0	10
Brantford CMA									
April 2015	14	0	0	1	0	0	0	0	15
April 2014	17	0	0	0	9	0	0	0	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
April 2015	42	0	28	0	15	17	n/a	n/a	102
April 2014	47	20	3	0	5	0	n/a	n/a	75
Former Hamilton City									
April 2015	6	0	0	0	4	12	n/a	n/a	22
April 2014	6	0	1	0	0	0	n/a	n/a	7
Stoney Creek City									
April 2015	8	0	12	0	0	0	n/a	n/a	20
April 2014	13	20	1	0	0	0	n/a	n/a	34
Ancaster City									
April 2015	9	0	12	0	0	2	n/a	n/a	23
April 2014	14	0	0	0	0	0	n/a	n/a	14
Dundas Town									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
April 2015	1	0	0	0	0	3	n/a	n/a	4
April 2014	2	0	1	0	0	0	n/a	n/a	3
Glanbrook									
April 2015	18	0	4	0	11	0	n/a	n/a	33
April 2014	12	0	0	0	5	0	n/a	n/a	17
City of Burlington									
April 2015	9	0	3	0	0	0	n/a	n/a	12
April 2014	8	0	0	0	0	0	n/a	n/a	8
Grimsby									
April 2015	5	0	11	0	0	0	n/a	n/a	16
April 2014	9	0	0	3	0	0	n/a	n/a	12
Hamilton CMA									
April 2015	56	0	42	0	15	17	n/a	n/a	130
April 2014	64	20	3	3	5	0	n/a	n/a	95
Brant County									
April 2015	3	0	0	1	1	0	n/a	n/a	5
April 2014	4	0	0	0	1	0	n/a	n/a	5
Brantford City									
April 2015	11	2	1	0	6	0	n/a	n/a	20
April 2014	12	0	8	0	16	0	n/a	n/a	36
Brantford CMA									
April 2015	14	2	1	1	7	0	n/a	n/a	25
April 2014	16	0	8	0	17	0	n/a	n/a	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
April 2015	44	0	0	0	0	0	n/a	n/a	44
April 2014	68	2	25	0	0	0	n/a	n/a	95
Former Hamilton City									
April 2015	11	0	0	0	0	0	n/a	n/a	11
April 2014	25	2	7	0	0	0	n/a	n/a	34
Stoney Creek City									
April 2015	13	0	0	0	0	0	n/a	n/a	13
April 2014	12	0	0	0	0	0	n/a	n/a	12
Ancaster City									
April 2015	6	0	0	0	0	0	n/a	n/a	6
April 2014	18	0	4	0	0	0	n/a	n/a	22
Dundas Town									
April 2015	1	0	0	0	0	0	n/a	n/a	1
April 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
April 2015	10	0	0	0	0	0	n/a	n/a	10
April 2014	3	0	0	0	0	0	n/a	n/a	3
Glanbrook									
April 2015	3	0	0	0	0	0	n/a	n/a	3
April 2014	10	0	14	0	0	0	n/a	n/a	24
City of Burlington									
April 2015	4	0	4	0	0	0	n/a	n/a	8
April 2014	12	0	0	0	11	0	n/a	n/a	23
Grimsby									
April 2015	25	0	0	2	0	0	n/a	n/a	27
April 2014	0	0	0	0	0	0	n/a	n/a	0
Hamilton CMA									
April 2015	73	0	4	2	0	0	n/a	n/a	79
April 2014	80	2	25	0	11	0	n/a	n/a	118
Brant County									
April 2015	6	0	0	1	0	0	n/a	n/a	7
April 2014	7	0	0	0	9	0	n/a	n/a	16
Brantford City									
April 2015	13	0	0	0	4	0	n/a	n/a	17
April 2014	10	0	0	0	0	0	n/a	n/a	10
Brantford CMA									
April 2015	19	0	0	1	4	0	n/a	n/a	24
April 2014	17	0	0	0	9	0	n/a	n/a	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Hamilton CMA	103	107	0	0	8	49	0	54	111	210	-47.1
City of Hamilton	99	89	0	0	0	30	0	54	99	173	-42.8
Former Hamilton City	10	13	0	0	0	0	0	0	10	13	-23.1
Stoney Creek City	53	21	0	0	0	0	0	54	53	75	-29.3
Ancaster City	11	22	0	0	0	0	0	0	11	22	-50.0
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	0	2	0	0	0	8	0	0	0	10	-100.0
Glanbrook	24	30	0	0	0	22	0	0	24	52	-53.8
City of Burlington	3	4	0	0	8	9	0	0	11	13	-15.4
Grimsby	1	14	0	0	0	10	0	0	1	24	-95.8
Brantford CMA	36	21	0	0	25	0	0	6	61	27	125.9
Brant County	2	n/a	0	n/a	10	n/a	0	n/a	12	n/a	n/a
Brantford City	34	10	0	0	15	0	0	6	49	16	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	236	285	4	2	34	264	0	160	274	711	-61.5
City of Hamilton	209	218	4	2	26	205	0	127	239	552	-56.7
Former Hamilton City	48	51	2	0	0	65	0	73	50	189	-73.5
Stoney Creek City	89	44	2	0	26	0	0	54	117	98	19.4
Ancaster City	19	58	0	0	0	0	0	0	19	58	-67.2
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	9	10	0	0	0	66	0	0	9	76	-88.2
Glanbrook	43	54	0	2	0	74	0	0	43	130	-66.9
City of Burlington	21	10	0	0	8	9	0	0	29	19	52.6
Grimsby	6	57	0	0	0	50	0	33	6	140	-95.7
Brantford CMA	95	53	0	0	37	13	0	6	132	72	83.3
Brant County	7	n/a	0	n/a	10	n/a	0	n/a	17	n/a	n/a
Brantford City	88	25	0	0	27	13	0	6	115	44	161.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Hamilton CMA	8	49	0	0	0	54	0	0
City of Hamilton	0	30	0	0	0	54	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	54	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	8	0	0	0	0	0	0
Glanbrook	0	22	0	0	0	0	0	0
City of Burlington	8	9	0	0	0	0	0	0
Grimsby	0	10	0	0	0	0	0	0
Brantford CMA	25	0	0	0	0	0	0	6
Brant County	10	n/a	0	n/a	0	n/a	0	n/a
Brantford City	15	0	0	0	0	0	0	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	34	264	0	0	0	87	0	73
City of Hamilton	26	205	0	0	0	54	0	73
Former Hamilton City	0	65	0	0	0	0	0	73
Stoney Creek City	26	0	0	0	0	54	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	66	0	0	0	0	0	0
Glanbrook	0	74	0	0	0	0	0	0
City of Burlington	8	9	0	0	0	0	0	0
Grimsby	0	50	0	0	0	33	0	0
Brantford CMA	37	5	0	8	0	0	0	6
Brant County	10	n/a	0	n/a	0	n/a	0	n/a
Brantford City	27	5	0	8	0	0	0	6

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Hamilton CMA	103	135	8	75	0	0	111	210
City of Hamilton	99	119	0	54	0	0	99	173
Former Hamilton City	10	13	0	0	0	0	10	13
Stoney Creek City	53	21	0	54	0	0	53	75
Ancaster City	11	22	0	0	0	0	11	22
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	0	10	0	0	0	0	0	10
Glanbrook	24	52	0	0	0	0	24	52
City of Burlington	3	4	8	9	0	0	11	13
Grimsby	1	12	0	12	0	0	1	24
Brantford CMA	61	18	0	3	0	6	61	27
Brant County	12	n/a	0	n/a	0	n/a	12	n/a
Brantford City	49	10	0	0	0	6	49	16

Table 2.5: Starts by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	248	501	24	137	2	73	274	711
City of Hamilton	223	397	14	82	2	73	239	552
Former Hamilton City	48	116	0	0	2	73	50	189
Stoney Creek City	103	44	14	54	0	0	117	98
Ancaster City	19	58	0	0	0	0	19	58
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	9	48	0	28	0	0	9	76
Glanbrook	43	130	0	0	0	0	43	130
City of Burlington	21	10	8	9	0	0	29	19
Grimsby	4	94	2	46	0	0	6	140
Brantford CMA	119	55	13	3	0	14	132	72
Brant County	16	n/a	1	n/a	0	n/a	17	n/a
Brantford City	103	30	12	0	0	14	115	44

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Hamilton CMA	78	71	0	16	4	34	0	2	82	123	-33.3
City of Hamilton	46	59	0	16	0	25	0	2	46	102	-54.9
Former Hamilton City	11	24	0	2	0	7	0	0	11	33	-66.7
Stoney Creek City	15	4	0	14	0	0	0	0	15	18	-16.7
Ancaster City	6	18	0	0	0	4	0	0	6	22	-72.7
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	10	3	0	0	0	0	0	2	10	5	100.0
Glanbrook	3	10	0	0	0	14	0	0	3	24	-87.5
City of Burlington	5	12	0	0	4	9	0	0	9	21	-57.1
Grimsby	27	0	0	0	0	0	0	0	27	0	n/a
Brantford CMA	15	17	0	0	0	9	0	0	15	26	-42.3
Brant County	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	11	10	0	0	0	0	0	0	11	10	10.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	352	343	32	42	307	200	138	2	829	587	41.2
City of Hamilton	283	295	32	42	180	155	138	2	633	494	28.1
Former Hamilton City	67	80	16	8	57	13	99	0	239	101	136.6
Stoney Creek City	93	34	16	28	61	25	0	0	170	87	95.4
Ancaster City	41	90	0	0	25	32	39	0	105	122	-13.9
Dundas Town	3	2	0	0	0	0	0	0	3	2	50.0
Flamborough	40	13	0	6	11	16	0	2	51	37	37.8
Glanbrook	39	76	0	0	26	69	0	0	65	145	-55.2
City of Burlington	24	29	0	0	46	42	0	0	70	71	-1.4
Grimsby	45	19	0	0	81	3	0	0	126	22	**
Brantford CMA	70	61	2	4	32	28	0	0	104	93	11.8
Brant County	34	n/a	0	n/a	0	n/a	0	n/a	34	n/a	n/a
Brantford City	36	28	2	4	32	19	0	0	70	51	37.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Hamilton CMA	4	34	0	0	0	0	0	2
City of Hamilton	0	25	0	0	0	0	0	2
Former Hamilton City	0	7	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	0	4	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	2
Glanbrook	0	14	0	0	0	0	0	0
City of Burlington	4	9	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	9	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	271	200	36	0	138	0	0	2
City of Hamilton	144	155	36	0	138	0	0	2
Former Hamilton City	21	13	36	0	99	0	0	0
Stoney Creek City	61	25	0	0	0	0	0	0
Ancaster City	25	32	0	0	39	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	11	16	0	0	0	0	0	2
Glanbrook	26	69	0	0	0	0	0	0
City of Burlington	46	42	0	0	0	0	0	0
Grimsby	81	3	0	0	0	0	0	0
Brantford CMA	29	28	3	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	29	19	3	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Hamilton CMA	82	112	0	9	0	2	82	123
City of Hamilton	46	100	0	0	0	2	46	102
Former Hamilton City	11	33	0	0	0	0	11	33
Stoney Creek City	15	18	0	0	0	0	15	18
Ancaster City	6	22	0	0	0	0	6	22
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	10	3	0	0	0	2	10	5
Glanbrook	3	24	0	0	0	0	3	24
City of Burlington	9	12	0	9	0	0	9	21
Grimsby	27	0	0	0	0	0	27	0
Brantford CMA	14	17	1	9	0	0	15	26
Brant County	3	n/a	1	n/a	0	n/a	4	n/a
Brantford City	11	10	0	0	0	0	11	10

Table 3.5: Completions by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	565	525	226	60	38	2	829	587
City of Hamilton	411	469	184	23	38	2	633	494
Former Hamilton City	88	101	113	0	38	0	239	101
Stoney Creek City	152	87	18	0	0	0	170	87
Ancaster City	66	121	39	1	0	0	105	122
Dundas Town	3	2	0	0	0	0	3	2
Flamborough	51	23	0	12	0	2	51	37
Glanbrook	51	135	14	10	0	0	65	145
City of Burlington	44	41	26	30	0	0	70	71
Grimsby	110	15	16	7	0	0	126	22
Brantford CMA	81	75	20	18	3	0	104	93
Brant County	32	n/a	2	n/a	0	n/a	34	n/a
Brantford City	49	42	18	9	3	0	70	51

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
April 2015	6	13.6	8	18.2	2	4.5	14	31.8	14	31.8	44	469,900	501,381
April 2014	5	7.6	7	10.6	22	33.3	10	15.2	22	33.3	66	449,900	476,482
Year-to-date 2015	29	10.2	51	18.0	17	6.0	67	23.6	120	42.3	284	489,000	508,384
Year-to-date 2014	36	12.0	36	12.0	75	25.1	54	18.1	98	32.8	299	452,166	482,795
Former Hamilton City													
April 2015	1	9.1	2	18.2	0	0.0	8	72.7	0	0.0	11	465,900	440,045
April 2014	1	4.2	3	12.5	14	58.3	4	16.7	2	8.3	24	424,321	440,923
Year-to-date 2015	4	6.3	8	12.7	6	9.5	33	52.4	12	19.0	63	469,000	463,922
Year-to-date 2014	4	5.1	14	17.7	34	43.0	9	11.4	18	22.8	79	425,000	458,802
Stoney Creek City													
April 2015	2	15.4	2	15.4	1	7.7	2	15.4	6	46.2	13	499,900	477,477
April 2014	0	0.0	0	0.0	3	25.0	0	0.0	9	75.0	12	554,900	544,900
Year-to-date 2015	6	6.6	13	14.3	5	5.5	13	14.3	54	59.3	91	529,000	529,045
Year-to-date 2014	8	19.0	6	14.3	9	21.4	5	11.9	14	33.3	42	449,450	458,581
Ancaster City													
April 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
April 2014	0	0.0	2	11.1	3	16.7	4	22.2	9	50.0	18	497,000	502,161
Year-to-date 2015	3	6.5	0	0.0	1	2.2	10	21.7	32	69.6	46	547,175	627,555
Year-to-date 2014	1	1.1	6	6.7	14	15.6	21	23.3	48	53.3	90	502,450	532,422
Dundas Town													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Flamborough													
April 2015	3	30.0	3	30.0	0	0.0	2	20.0	2	20.0	10	367,950	517,370
April 2014	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2015	10	23.3	19	44.2	1	2.3	3	7.0	10	23.3	43	369,900	457,669
Year-to-date 2014	3	30.0	0	0.0	0	0.0	0	0.0	7	70.0	10	614,000	687,600
Glanbrook													
April 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
April 2014	3	30.0	2	20.0	2	20.0	2	20.0	1	10.0	10	416,990	407,798
Year-to-date 2015	6	15.8	11	28.9	4	10.5	7	18.4	10	26.3	38	421,950	442,218
Year-to-date 2014	20	26.3	10	13.2	18	23.7	19	25.0	9	11.8	76	429,995	423,515
City of Burlington													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	900,000	2,003,635
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,450,000	1,472,590
Year-to-date 2014	0	0.0	1	3.4	0	0.0	0	0.0	28	96.6	29	724,990	1,400,066
Grimsby													
April 2015	1	3.7	6	22.2	9	33.3	4	14.8	7	25.9	27	429,990	474,196
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	8	15.1	12	22.6	17	32.1	8	15.1	8	15.1	53	419,000	437,983
Year-to-date 2014	3	25.0	1	8.3	2	16.7	2	16.7	4	33.3	12	442,450	437,149

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
April 2015	7	9.3	14	18.7	11	14.7	18	24.0	25	33.3	75	469,000	536,854
April 2014	5	6.5	7	9.1	22	28.6	10	13.0	33	42.9	77	476,000	694,647
Year-to-date 2015	37	10.3	63	17.5	34	9.5	75	20.9	150	41.8	359	479,900	557,078
Year-to-date 2014	39	11.5	38	11.2	77	22.6	56	16.5	130	38.2	340	462,945	559,422

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
April 2015	1	14.3	1	14.3	2	28.6	2	28.6	1	14.3	7	–	–
April 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2015	6	14.6	6	14.6	7	17.1	4	9.8	18	43.9	41	450,000	482,768
Year-to-date 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
April 2015	4	30.8	2	15.4	2	15.4	4	30.8	1	7.7	13	422,405	393,557
April 2014	3	30.0	6	60.0	0	0.0	0	0.0	1	10.0	10	358,990	381,082
Year-to-date 2015	16	40.0	8	20.0	6	15.0	8	20.0	2	5.0	40	377,495	378,819
Year-to-date 2014	20	55.6	13	36.1	2	5.6	0	0.0	1	2.8	36	343,945	336,863
Brantford CMA													
April 2015	5	25.0	3	15.0	4	20.0	6	30.0	2	10.0	20	427,450	407,962
April 2014	4	23.5	6	35.3	0	0.0	2	11.8	5	29.4	17	389,990	458,284
Year-to-date 2015	22	27.2	14	17.3	13	16.0	12	14.8	20	24.7	81	424,000	431,435
Year-to-date 2014	23	32.4	16	22.5	4	5.6	4	5.6	24	33.8	71	389,990	447,545

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2015

Submarket	April 2015	April 2014	% Change	YTD 2015	YTD 2014	% Change
Hamilton CMA	536,854	694,647	-22.7	557,078	559,422	-0.4
City of Hamilton	501,381	476,482	5.2	508,384	482,795	5.3
Former Hamilton City	440,045	440,923	-0.2	463,922	458,802	1.1
Stoney Creek City	477,477	544,900	-12.4	529,045	458,581	15.4
Ancaster City	--	502,161	n/a	627,555	532,422	17.9
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	517,370	--	n/a	457,669	687,600	-33.4
Glanbrook	--	407,798	n/a	442,218	423,515	4.4
City of Burlington	--	2,003,635	n/a	1,472,590	1,400,066	5.2
Grimsby	474,196	--	n/a	437,983	437,149	0.2
Brantford CMA	407,962	458,284	-11.0	431,435	447,545	-3.6
Brant County	--	n/a	n/a	482,768	n/a	n/a
Brantford City	393,557	381,082	3.3	378,819	336,863	12.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton April 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	742	3.2	1,108	1,349	1,555	71.3	386,451	10.4	395,530
	February	922	1.1	1,071	1,306	1,506	71.1	398,239	6.1	392,760
	March	1,215	8.4	1,133	1,731	1,523	74.4	410,553	5.8	403,992
	April	1,427	-2.0	1,149	2,089	1,641	70.0	414,736	9.3	399,262
	May	1,605	4.2	1,230	2,309	1,730	71.1	406,007	-2.6	394,000
	June	1,525	16.1	1,230	2,077	1,698	72.4	409,195	4.8	401,202
	July	1,496	20.9	1,266	1,808	1,655	76.5	412,694	7.7	410,200
	August	1,164	1.1	1,224	1,447	1,628	75.2	397,938	5.8	404,566
	September	1,227	6.3	1,234	1,881	1,614	76.5	411,699	5.4	412,157
	October	1,208	4.4	1,210	1,669	1,682	71.9	420,565	9.4	421,127
	November	1,051	2.8	1,281	1,155	1,620	79.1	398,590	8.0	404,823
	December	742	7.7	1,189	604	1,575	75.5	387,922	4.6	414,972
2015	January	685	-7.7	1,104	1,328	1,565	70.5	417,700	8.1	427,753
	February	1,041	12.9	1,205	1,339	1,603	75.2	437,386	9.8	430,737
	March	1,342	10.5	1,221	2,009	1,709	71.4	443,706	8.1	433,079
	April	1,642	15.1	1,306	2,225	1,710	76.4	448,007	8.0	431,188
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,879	4.6		4,386			400,398	7.1	
	Q1 2015	3,068	6.6		4,676			435,755	8.8	
	YTD 2014	4,306	2.3		6,475			405,150	7.8	
	YTD 2015	4,710	9.4		6,901			440,027	8.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
April 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	97	-17.8	145	193	221	65.6	245,837	-10.4	245,837
	February	110	-30.4	125	166	206	60.7	254,870	5.3	254,870
	March	161	-6.9	151	249	235	64.3	275,975	7.1	275,975
	April	168	-21.1	156	297	245	63.7	277,189	2.4	277,189
	May	218	-7.6	178	323	254	70.1	276,995	5.3	276,995
	June	244	-0.4	196	278	246	79.7	254,012	-3.0	254,012
	July	247	35.0	217	318	264	82.2	286,415	14.3	286,415
	August	193	12.2	192	261	275	69.8	264,296	-4.5	264,296
	September	190	9.8	179	270	233	76.8	262,552	1.3	262,552
	October	178	3.5	178	237	240	74.2	299,147	9.7	299,147
	November	162	6.6	188	182	239	78.7	267,339	-1.8	267,339
	December	107	8.1	170	90	206	82.5	265,594	-9.2	265,594
2015	January	113	16.5	177	186	222	79.7	263,357	7.1	263,357
	February	151	37.3	170	191	248	68.5	285,191	11.9	285,191
	March	200	24.2	185	342	305	60.7	266,681	-3.4	266,681
	April	272	61.9	248	304	249	99.6	301,925	8.9	301,925
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	368	-18.0		608			261,723	2.0	
	Q1 2015	464	26.1		719			271,895	3.9	
	YTD 2014	536	-19.0		905			266,571	2.1	
	YTD 2015	736	37.3		1,023			282,992	6.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
April 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	109.6	123.3	374.7	6.1	63.1	904
	February	595	3.14	5.24	110.0	124.6	378.9	6.0	63.6	896
	March	581	3.14	4.99	110.1	125.1	381.5	5.8	63.9	910
	April	570	3.14	4.79	110.3	125.9	382.9	6.1	64.3	920
	May	570	3.14	4.79	110.6	126.5	381.3	6.3	64.1	935
	June	570	3.14	4.79	111.3	126.9	381.8	6.5	64.3	942
	July	570	3.14	4.79	111.5	126.5	383.8	6.4	64.4	950
	August	570	3.14	4.79	111.8	126.5	385.8	6.1	64.6	949
	September	570	3.14	4.79	112.0	126.7	386.0	5.9	64.3	948
	October	570	3.14	4.79	112.4	126.8	385.2	5.4	63.9	930
	November	570	3.14	4.79	112.9	126.3	383.8	5.3	63.5	919
	December	570	3.14	4.79	113.4	125.4	380.4	5.4	63.0	911
2015	January	570	3.14	4.79	113.5	125.3	379	5.7	62.9	914
	February	567	2.89	4.74	113.4	126.2	377.1	5.6	62.5	917
	March	567	2.89	4.74	113.6	127.1	377.7	5.6	62.5	919
	April	561	2.89	4.64		126.9	379.8	5.2	62.6	923
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
April 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	67.7	5.8	65.0	829
	February	595	3.14	5.24	117.9	124.6	67.2	7.1	65.3	835
	March	581	3.14	4.99	117.9	125.1	68.0	7.5	66.3	830
	April	570	3.14	4.79	118.4	125.9	68.6	7.3	66.8	831
	May	570	3.14	4.79	118.4	126.5	69.3	7.1	67.3	836
	June	570	3.14	4.79	118.8	126.9	69.0	6.5	66.5	851
	July	570	3.14	4.79	118.7	126.5	68.8	6.3	66.1	856
	August	570	3.14	4.79	119.1	126.5	68.2	6.2	65.4	872
	September	570	3.14	4.79	119.3	126.7	67.7	6.9	65.5	888
	October	570	3.14	4.79	119.4	126.8	67.8	6.9	65.4	898
	November	570	3.14	4.79	119.6	126.3	68.7	6.5	66.0	887
	December	570	3.14	4.79	119.8	125.4	69.6	6.2	66.7	876
2015	January	570	3.14	4.79	119.7	125.3	71	6.0	67.5	858
	February	567	2.89	4.74	120.1	126.2	72.7	5.5	69.0	856
	March	567	2.89	4.74	120.3	127.1	74.1	5.4	70.2	854
	April	561	2.89	4.64		126.9	73.3	5.2	69.3	861
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**Intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

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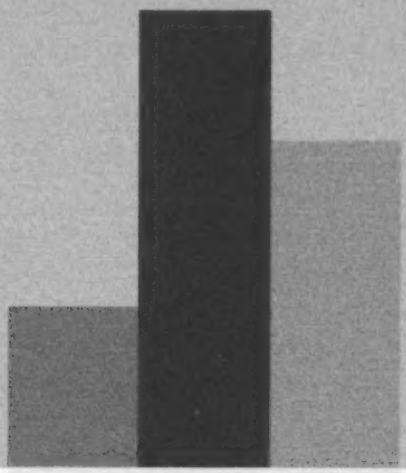

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